

# HoldenCopley

PREPARE TO BE MOVED

Green Street, Nottingham, Nottinghamshire NG2 2LA

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£350,000

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## SPACIOUS FIRST FLOOR APARTMENT...

This stunning first-floor apartment, situated in a distinctive 1930s Art Deco building, offers the perfect blend of historic charm and modern convenience. Formerly a school, the building was newly renovated in 2021, retaining many of its original features such as the striking external brickwork, intricate floor and banister details in the stairwell and entrance hall, and large panelled windows that flood the apartment with natural light. Ideally located within walking distance of West Bridgford, Nottingham Train Station, and the City Centre, and vicinity to the green spaces of Victoria Embankment, this property offers easy access to both local amenities and transport links. The building boasts a cloistered internal courtyard, exclusive to residents, with access to an external water tap and communal outdoor furniture. Inside, the apartment opens into a hallway with access to a utility cupboard. The spacious, open-plan kitchen and living room features high ceilings and large south- and west-facing windows designed to capture as much sunlight as possible. The accommodation includes three bedrooms, with the master bedroom benefiting from an en-suite, while a four-piece bathroom suite serves the other two bedrooms. For added modern comfort, the apartment is equipped with a WiFi-enabled Honeywell Evohome Heating System, allowing for individual control of each room and radiator, ensuring optimal efficiency and convenience. Outside, the property includes a communal bin store, a communal bike shed with racks, and a communal storage shed, and a secure intercom entry system.

MUST BE VIEWED





- First Floor Apartment
- Three Bedrooms
- Open Plan Living & Kitchen
- Four-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Communal Areas
- Leashold With A Share Of The Freehold
- Excellent Transport Links
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Hallway

The hallway has wooden Herringbone flooring, a radiator, access into the loft, access into the utility cupboard, and a solid door providing access into the accommodation.

### Utility Cupboard

The utility cupboard has a wall-mounted boiler, space and plumbing for a washing machine, and storage space.

### Kitchen & Living Room

24'7" x 29'9" max (7.49m x 9.07m max)

The kitchen and living room has six Velfac double glazed window with fitted cafe-style shutters, three cast iron-style column radiators, a TV point, space for a dining table, a picture rail, coving to the ceiling, recessed spotlights, a range of modern fitted base and wall units with Karonia acrylic based resin worktops, a stainless steel undermount sink with a mixer tap, an integrated Neff double oven, an induction Neff hob and extractor fan, an integrated Indesit fridge freezer, an integrated dishwasher, and European Oak wooden Herringbone flooring.

### Bedroom One

11'11" x 14'6" (3.63m x 4.42m)

The first bedroom has two Velfac windows, a radiator, carpeted flooring, fitted wardrobe with sliding doors, and access into the en-suite.

### En-Suite

5'3" x 10'3" (1.60m x 3.12m)

The en-suite has a Velfac double glazed obscure window with fitted shutters, a low level flush W/C, a wall-mounted wash basin, a double shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, a shaver socket, recessed spotlights, water proof boarding, and vinyl flooring.

### Bedroom Two

9'4" x 11'9" (2.84m x 3.58m)

The second bedroom has a Velfac window, a radiator, and carpeted flooring.

### Bedroom Three

8'0" x 7'8" (2.44m x 2.34m)

The third bedroom has a Velfac window, a radiator, and carpeted flooring.

### Bathroom

6'4" x 10'9" (1.93m x 3.28m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a panelled bath, a double shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, a shaver socket, recessed spotlights, water proof boarding, and vinyl flooring.

## OUTSIDE

To the outside is a communal bin store, communal bike shed with racks and communal storage shed, intercom secure entry system.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £2,487.40

Property Tenure is Leasehold. Term : 999 years from 1 January 2021 Term remaining 996 years.

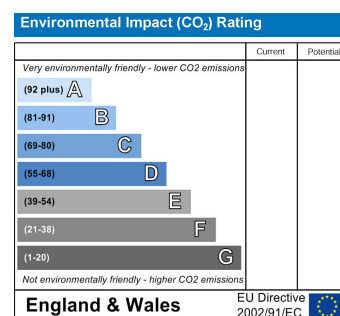
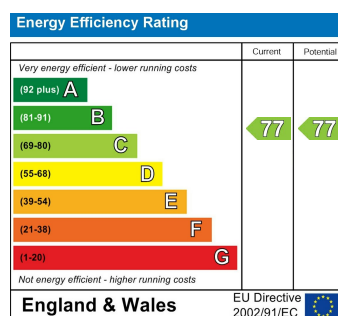
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

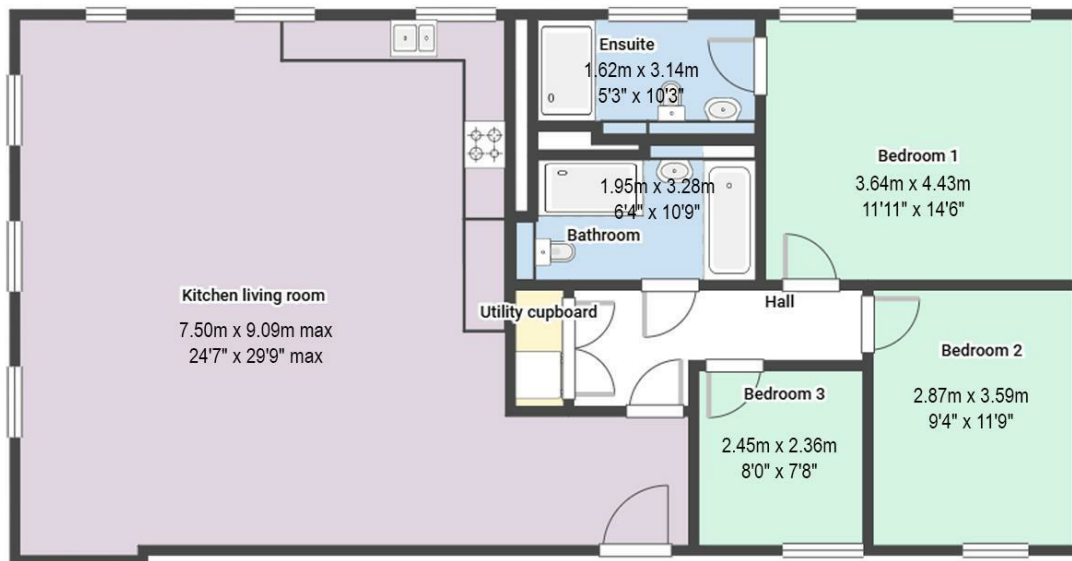
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**